

Fire Risk Assessment

1-7 Heathcroft Gardens

Version 4

30 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

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Action Plan Summary

| Task No. | Category | Sub Category | Action Required | Priority | Status | Action Taken | Date Completed |
|----------|-----------------|-------------------|--|----------|------------|--------------|----------------|
| 1 | Signs & Notices | Fire Door Signage | Provide Fire Door Keep Shut signs on the following doors: All flat entrance lobby doors. | Medium | Identified | | |
| 2 | Fire Prevention | Housekeeping | Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up. | Advisory | Identified | | |

Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

Version 4. 30/09/2024

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

This new version was created on 30/09/2024 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Provide “fire door keep shut” notices to all flat entrance lobby doors.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk.

Premises Details

| | |
|----------------|--|
| Address line 1 | 1-7 Heathcroft Gardens |
| Town | Waltham Forest |
| Postcode | E17 4DY |
| FRA Type | Type 1 - Common parts only (non-destructive) |
| Description | <p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p> |
| Client | ISHA |

Building Information

| | |
|-------------------------------------|--|
| Use | Purpose-built, self-contained flats |
| Number of floors - ground and above | 3 |
| Number of floors - below ground | 0 |
| Number of flats | 6 |
| Number of stair cores | 1 |
| Approach to flats | <ul style="list-style-type: none">• Via protected lobbies / corridors• Direct external access |

Approximate period of construction

1980-1990

Is the top occupied storey over 18 metres above access level?

No

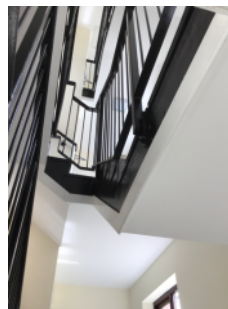
Construction details

A building of three floors, of brick and concrete construction, containing 6 self contained flats. Flats are accessed via protected lobbies from a single central staircase.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.



Brick external walls to the rear of the building



Photograph showing masonry walls with concrete floors and stairs



Brick external walls - front of building



Steel balconies with steel decks



Steel deck of balconies

External wall details

Brick external walls with no external wall systems installed.

Are there any private balconies?

Yes

Private balcony details

Steel balconies with steel decks. These were noted as being free of combustibles.

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets provided in common staircase

Gas

Are gas installations and appliances free from any obvious defect?

N/A

Is gas equipment protected/located so as not to be prone to accidental damage?

N/A

Comments

Gas meters are located externally and not in common areas.



Gas meters located externally

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access was gained into this building via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.



Version 2 - electrical cupboard free of combustible storage.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

“No Smoking” signage is missing, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Other Fire Hazards

Escape Routes & Fire Spread

Ease of Use

| | |
|--|-----|
| Are exits easily and immediately openable? | Yes |
| Do fire exits open in direction of escape where necessary? | Yes |
| Are escape routes unobstructed and safe to use? | Yes |
| Are there reasonable measures for the evacuation of disabled people? | Yes |

Comments

Tenants are presumed to be a typical cross section of the public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

All common areas were found free of obstructions.

Dimensions

| | |
|------------------------------------|-----|
| Are travel distances reasonable? | Yes |
| Is there sufficient exit capacity? | Yes |

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Lobbies

Flat Doors

- FD30S self-closing (notional)

Lobby Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

As part of this Type 4 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway. Access was gained into flat 4 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard. The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It appears a programme of fire stopping has been carried out in electrical cupboards and meter cupboards in 2019.

There are Georgian wired glazed side panels to lobby doors.



Fire stopping within meter cupboards



Fire stopping certification label in meter cupboards

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Openable windows in staircase

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Partial access was gained into flat 4 where the resident verbally stated this flat is provided with a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

| | |
|---|-----|
| Is there adequate lighting of internal escape routes? | Yes |
| Is there adequate lighting of external escape routes? | Yes |
| Is there adequate lighting in risk critical areas? | N/A |

Emergency Lighting

| | |
|---|---|
| Method of emergency lighting of internal escape routes: | <ul style="list-style-type: none">Maintained emergency lighting (local) |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of external escape routes: | <ul style="list-style-type: none">Maintained emergency lighting (local) |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of other areas: | <ul style="list-style-type: none">Not applicable |
| Is this provision reasonable? | Yes |

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.



Maintained emergency light units provided in the staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Minor Defects

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide “fire doors keep shut” notice’s to all flat entrance lobby doors.



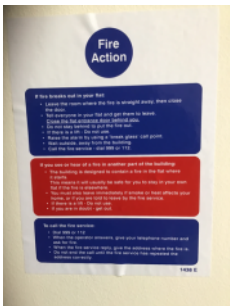
Version 4. Flat lobby entrance door.

Other Signs & Notices

| | |
|---|-----|
| Is there suitable signage for fire service facilities? | N/A |
| Are fire action notices suitable? | Yes |
| Are there suitable notices for fire extinguishers? | N/A |
| Is there suitable zone information for the fire alarm system? | N/A |

Comments

Fire Action notices are displayed that correctly reflect the Stay Put strategy in place for this building.



The provided fire action notice.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

| | |
|-----------------|---|
| Source Version | 4 |
| Category | Signs & Notices |
| Sub Category | Fire Door Signage |
| Action Required | Provide Fire Door Keep Shut signs on the following doors: All flat entrance lobby doors. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 31 March 2025 |



Task 2

| | |
|-----------------|--|
| Source Version | 4 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up. |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 30 September 2026 |



Risk Score

| | |
|---------------------|-------------------|
| Risk Score | Tolerable Risk |
| Next Assessment Due | 30 September 2025 |

| Likelihood | Potential Consequence | | |
|------------|-----------------------|---------------|--------------|
| | Slight Harm | Moderate Harm | Extreme Harm |
| High | Moderate | Substantial | Intolerable |
| Medium | Tolerable | Moderate | Substantial |
| Low | Trivial | Tolerable | Moderate |

Likelihood

| | |
|--------|--|
| Low | Unusually low likelihood of fire as a result of negligible potential sources of ignition. |
| Medium | Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings). |
| High | Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire. |

Consequence

| | |
|----------|---|
| Slight | Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). |
| Moderate | Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities. |
| Extreme | Significant potential for serious injury or death of one or more occupants. |